THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1551

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eddie W. Hennessee Kristy L. Hennessee 1382 Rural Hill Rd Unit 116 Antioch TN 37013	Regions Bank DBA Regions Mortgage 2050 Parkway office circle Birmingham AL 35244	163020C08400CO

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1551

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $123,100.00
Eddie W. Hennessee
Kristy L. Hennessee
Affiant

Subscribed and sworn to before me, this the 13th day of May, 2016.
Jessica Lascelle
Notary Public

My Commission Expires: (Affix Seal)
10-18-2016

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

BILL GARRETT, Davidson County
Trans: T20160040563 DEEDWARR
Recvd: 05/16/16 10:22 2 pgs
Fees: 13.00 Taxes: 455.47
20160516-0048390

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Latoya Murphy, single woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eddie W. Hennessee and Kristy L. Hennessee, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 84, Unit No. 116, as described in the Master Deed and By-Laws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533, and amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, as corrected in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Latoya Murphy, single woman by Special Warranty Deed from Tennessee Housing Development Agency, recorded on the 22nd day of November, 2013 in Instrument No. 20131122-0120360, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1382 Rural Hill Road, Unit 116, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantees who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **13th** day of **May, 2016.**

GRANTOR(S)

Latoya Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Latoya Murphy** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **13th** day of **May, 2016.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016